

73 NEW CITY ROAD **MULLUMBIMBY**



## FOR SALE

### LIGHT-FILLED, SPACIOUS FAMILY HOME WITH RURAL VIEWS

Nestled on a generous 1,148m<sup>2</sup> level block with an ideal north-east aspect, this inviting home is available for sale for the first time since its construction in the early 1980's.

A land area of this size offers ample opportunity for further expansion, making it perfect for a family home, a tradie or the addition of a studio/granny flat.

Enjoy the privacy of having only one neighbour and open paddocks to gaze upon, creating a relaxing ambience. The property boasts wide-covered verandahs on all four sides, embodying the laid-back lifestyle Mullumbimby is known for. The town centre is just a healthy walk or a short bike ride away.

This completely renovated home is light, fresh and spacious. The open-plan kitchen, dining and family room are perfect for modern living, with a separate lounge for added comfort.

There are three generous bedrooms, all with built-in wardrobes. The main bathroom is sizable, equipped with dual showers and vanities, plus there is a second separate toilet/powder room for convenience.

A large rumpus room at the rear of the home offers its own access and abundant storage options, adding versatility to the property.

Bring the kids and your imagination to create your perfect family home, ready to move in. Low-maintenance gardens, a two-car garage, air conditioning, and BBQ area enhance the home's appeal.

Plus, it is just minutes away from the beautiful river and beaches of Brunswick Heads.

This property is a must-see, and very well-priced. Don't miss out on this incredible opportunity.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**

**\$1,250,000**

**OPEN FOR INSPECTION:**

**Jul 4 at 10:00am - 10:30am**

**Jul 5 at 11:30am - 12:15pm**



**Ruth Russell**

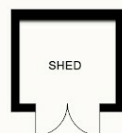
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RRR  
RUTH RUSSELL REALTY



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

73 New City Road

INTERIOR FLOOR: 158m<sup>2</sup>  
EXCLUDES DECK



BED: 4  
BATH: 1  
CAR: 2

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.